Karen Johnson Davidson County
Batch# 772441 DEEDWARR
12/13/2021 09:23:31 AM 2 pgs
Fees: $13.00 Taxes: $2,960.00
20211213-0164460

WARRANTY DEED

File #2021-755

STATE OF TN
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $800,000.00.

Affiant

Subscribed and sworn to before me on December 15th, 2021.

NOTARY PUBLIC
My Commission Expires: 10-24-2023

THIS INSTRUMENT WAS PREPARED BY:
ASHWORTH LAW FIRM, PLLC
237 2nd Avenue South
Franklin, TN 37064

NAME/ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP – PARCEL #:
Alicyn York and Garnett Decosimo 510 Village Court Nashville, TN 37206	New Owner	094-01-0-266.00

FOR AND IN CONSIDERATION of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, **DAVID OWEN BURKE AND PAULA M. BURKE, HUSBAND AND WIFE**, hereinafter called **"GRANTORS,"** have bargained and sold, and by these presents do transfer and convey unto **ALICYN YORK, AN UNMARRIED WOMAN AND GARNETT DECOSIMO, AN UNMARRIED MAN, AS TENANTS IN COMMON WITH RIGHT OF SURVIVORSHIP**, hereinafter called **"GRANTEES,"** their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

Land in Davidson County, Tennessee, being Lot No. 16, on the Plan of Revised Plan of Shelby Village No. One, of record in Plat Book 1835, page 63, in the Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to DAVID OWEN BURKE AND PAULA M. BURKE, HUSBAND AND WIFE, by Warranty Deed from REGAL HOMES CO., A TENNESEE FOR-PROFIT CORPORATION, of record as Instrument No. 20160125-0007015, dated January 21, 2016, said Register's Office.

The conveyance of the above-described parcel of land is subject to the following:

1. The current year's property taxes have been prorated and paid or are assumed by Grantees; Subsequent taxes are assumed by the Grantees, including rollback taxes, if any.
2. Easements, setback lines, and all other matters as set forth on the above

plan of record.

3. Any zoning, easements, covenants, conditions, restrictions, and other matters of record as may affect the premises.

This is Improved property known as 510 Village Court, Nashville, TN 37206.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs and assigns, forever, and GRANTORS do covenant with the said GRANTEES that they are lawfully seized and possessed of said land in fee simple, have a good right to convey it, and the same is unencumbered, unless otherwise herein set out; and GRANTORS do further covenant and bind themselves, their heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEES, their heirs and assigns, against the lawful claims of all persons whomsoever.

Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

WITNESS our hands on December 1st, 2021.

Grantor:

David Owen Burke

David Owen Burke

Grantor:

Paula M Burke

Paula M. Burke

STATE OF NORTH CAROLINA
COUNTY OF Henderson

Personally appeared before me, the undersigned authority, a Notary Public for said County and State, **DAVID OWEN BURKE AND PAULA M. BURKE**, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 1st day of December, 2021.

Notary Public

My commission expires: 2/23/2026

KATIE LEWIS
My Commission Expires
NOTARY PUBLIC
February 23, 2026
HENDERSON COUNTY, NC